



## UNIT 2, DULWICH BUSINESS CENTRE, 70 MALHAM ROAD FOREST HILL, SE23 1AG

£54,000 PER ANNUM  
TO LET

- Self-contained light industrial unit, providing 2,935 square feet (272.64 square metres)
- Located in a well-connected area, 0.5 miles from Forest Hill train station
- Suitable for a range of industrial and commercial uses
- Available with a new lease
- EPC Rating - E

Harston & Co

### Location

The unit is located within the Dulwich Business Centre on Malham Road. The area is predominately commercial and attracts a range of traders due to its connectivity and location just off of the South Circular (A205). Forest Hill train station is 0.5 miles away and the area is well served by buses. Nearby occupiers include Shurgard Self Storage, Travis Perkins, a number of dark kitchens, and a range of independent businesses.

Please note all distances given are approximate only.

### Description

The property is a self-contained light industrial/commercial unit. It was most recently let to a banqueting company. The unit would be suitable for a range of uses, subject to obtaining the appropriate consents.

The unit is arranged over ground and first floor, comprising ground floor warehouse space and a first floor office. Each floor is currently arranged with a kitchenette and w/c. Sizes as follows:

Ground floor warehouse: 1,488 square feet (138.24 square metres)

First floor office: 1,447 square feet (134.4 square metres)

Total floor area: 2,935 square feet (272.64 square metres)

The property benefits from 4 parking spaces, shared access gate, and yard space.

Please note that the sizes given have been provided by HMRC and are approximate only. All interested parties are advised to rely on their own inspection and survey.

### Business Rates

2026 Rateable Value: £39,250

UBR (2026/27): 43.2p/£

Rates Payable: £16,956.00

These figures have been provided by HMRC. All interested parties are advised to make their own enquiries to confirm the accuracy of these figures with the London Borough of Lewisham business rates department.

### Terms

The property is available with a new lease at £54,000 per annum plus VAT (approximately £18 per square foot).

All negotiations are strictly subject to contract.

### VAT

The building has been elected for VAT. Therefore, VAT is payable where applicable.

### Viewings

Please contact Harston&Co or joint agent Henshall & Partners to arrange a viewing.



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